

James Sweeney

From: Bord
Sent: Tuesday 20 May 2025 11:18
To: Appeals2
Subject: FW: PL - DM - Appeals - 2460415 Albert Developments Ltd
Attachments: 2460415 Appeal Submission.pdf

From: John McGearty <John.McGearty@meathcoco.ie>
Sent: Tuesday, May 20, 2025 11:06 AM
To: Bord <bord@pleanala.ie>
Cc: Triona Keating <TKeating@meathcoco.ie>; Avril Young <avril.young@meathcoco.ie>; Chris Rourke <chris.rourke@meathcoco.ie>
Subject: PL - DM - Appeals - 2460415 Albert Developments Ltd

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Please find attached the response from Meath County Council in relation to the appeal on the above-mentioned application.

Kind regards,

John

John McGearty | Staff Officer | Planning & Development

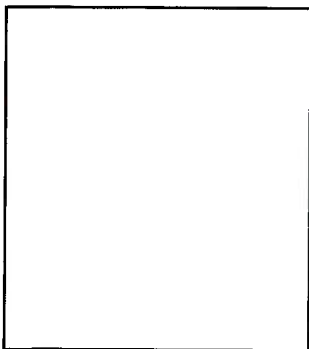
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Dublin Road,
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PLANNING SECTION

20th May 2025

An Bord Pleanála

64 Marlborough Street

Dublin 1

File Number: 2460415

ABP: 322341-25

Applicant: Albert Developments Ltd

Appellant: Third Party

Development Address: Within the townlands of Ferganstown and Ballymacon and Athlumney, Navan, Co. Meath

Development: A grant of planning permission for a duration of 7 years is sought for development comprising 322 no. dwellings, a Community Centre and Sports Hall, a Neighbourhood Centre, and a district public park as follows:

- 212 no. houses consisting of 177 no. 3-bedroom houses and 35 no. 4-bedroom houses (all houses 2-storeys except House Types F1, F2, F3 [corner], E1, E2, and E3 [corner] – (with variations to finishes).
- 26 no. duplex units comprising 13 no. 2-bedroom units and 13 no. 3-bedroom units (in 2 no. 3-storey blocks [with 8 no. duplex units abutting Apartment Block 2 in a 3-storey configuration].
- 84 no. apartments across 3 no. apartment buildings (Block 2 [5-storeys] comprises 24 no. apartments consisting of 12 no. 1-bedroom apartments and 12 no. 2-bedroom apartments), Block 3 [5-storeys above neighbourhood centre – 6-storeys in total] comprising 36 no. apartments consisting of 14 no. 1-bedroom apartments and 22 no. 2-bedroom apartments and Block 4 [4-storeys above community centre – 5-storeys in total] comprising 24 no. apartments consisting of 9 no. 1-bedroom apartments and 15 no. 2-bedroom apartments (all apartments with balconies).
- Series of landscaped/Public Open Space areas of c.3.72 hectares including playground areas
- Public Park of c.1.65 ha of open space
- additional communal open space for the apartments and duplex apartments
- c. 512 sq. m creche at ground floor of Block 2
- 1,778 sq. Community Centre and Sports Hall (including a c.837 sqm sports hall [double height] ancillary changing rooms, 4 no. community rooms and ancillary administration/office space rooms/ESB Substation)
- convenience anchor retail unit (net floor space 1,000 sq. m [GFA 1,390 sq. m.]),
- takeaway, c. 82 sq. m
- café, c. 210 sq. m
- pharmacy c. 88 sq. m
- General Practice Surgery c. 232 sq. m
- ESB substation
- 693 no. car parking spaces, 289 no. bicycle parking spaces throughout the development.

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- temporary foul water pumping station (and associated storage) located within the district public park to service the scheme.
- surface water attenuation measures
- all ancillary site development works (reprofiling of site and field drain diversions as required) as well as connection to the public water supply and drainage services (including culvert along the Old Road frontage);
- Hard and soft landscaped areas, public lighting, bin stores, all ancillary landscape works including planting and boundary treatments and the provision of cycle paths, and all ancillary site development works.

The application is accompanied by:

- Environmental Impact Assessment Report (EIAR)
- Natura Impact Statement (NIS)

Dear Sir/Madam,

This application is the subject of a third party appeal.

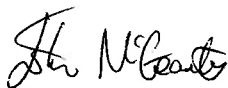
The Planning Authority request that An Bord Pleanála consider the content of the Planning Reports and supporting technical reports in its consideration of the appeal submission.

The application site is located within the area designated to accommodate a live work community and is located on suitably zoned lands in Navan which is designated a Key town in the RSES. National, Regional and Local planning policy fully supports development at this location. All technical matters were addressed to the satisfaction of the Planning Authority during its assessment of the application.

An Bord Pleanála are requested to be mindful in its assessment that it is essential that the community and commercial facilities and the district park all proposed as part of this application are provided in tandem with residential development in order to deliver a sustainable community at this location.

In conclusion, the Planning Authority request that An Bord Pleanála to uphold its decision in this case.

Yours faithfully,



On Behalf of Meath County Council

